

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, June 12, 2013

Planning Commission Technical Committee June 4, 2013 @ 8:00 a.m.
Planning Commission Study Session June 5, 2013 @ 3:30 p.m.
Planning Commission Pre-Meeting June 12, 2013 @ 3:00 p.m.
Planning Commission Meeting June 12, 2013 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.
3600 Constitution Boulevard, West Valley City, UT 84119

__ Woodruff __ Fuller __ Matheson __ Mills __ Conder __ Garcia __ Thomas __ Bilic

ZONE CHANGE APPLICATIONS

Z-3-2013 Petition by **UTAH REAL ESTATE DEVELOPMENT** requesting a **zone change** from 'A' (agriculture) to 'R-1-7' (single family residential, minimum lot size 7,000 square feet) and 'R-1-8' (single family residential, minimum lot size 8,000 square feet). The property is located at 4434 and 4471 S 5400 W on 4.6 acres. (Staff- **Steve Pastorik** at 801-963-3545)

SUBDIVISION APPLICATIONS

SV-3-2013 Petition by **JILL CATES**, representing the **UTAH DEPARTMENT OF TRANSPORTATION**, requesting a **plat amendment** for the Hunter Cove Subdivision phase 2. This plat will amend and vacate lots 208-214 and 217-225 and portions of Cranston Cove and Strickland Place. The property is located at 4195 S 5890 W and is zoned 'R-1-8'. (Staff- **Steve Lehman** at 801-963-3311)

S-15-2013 Petition by **COREY ANGELL** requesting a **plat amendment** to lot 3 in the Moulton Farms Subdivision. The purpose for the subdivision is to divide the existing lot to create two separate lots for the pending conversion of an existing duplex into a town home unit. The property is located at 4448 S 3600 W and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)

CONDITIONAL USE APPLICATIONS

C-24-2013 Petition by **CALVIN LAM**, representing **PHO SAIGON NOODLE HOUSE**, requesting **conditional use approval** for a restaurant with liquor. The property is located at 2222 W 3500 S on 2.23 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

C-26-2013 Petition by **FARLEY ESKELSON**, representing **MCDONALDS USA**, requesting **conditional use approval** for a new fast food restaurant. The property is located at 5315 S 5600 W on 1.08 acres and is zoned 'C-2' (general commercial). (Staff- **Steve Lehman** at 801-963-3311)

C-27-2013 Petition by **PGAW ARCHITECTS** requesting a **conditional use amendment** for a new office building. The property is located at 4701 W 2100 S on 4.8 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)

PLANNING COMMISSION BUSINESS

Approval of Minutes from May 22, 2013 (Regular Meeting)
Approval of Minutes from June 5, 2013 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.